

AGENDA

FLATHEAD COUNTY BOARD OF ADJUSTMENT

August 3, 2021

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, August 3, 2021 beginning at 6:00 PM in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.**

Individuals that would like to participate via Zoom meeting may do so by following the instructions below.

Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to planning.zoning@flathead.mt.gov). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.

Join Zoom Meeting by computer

<https://us06web.zoom.us/j/89279149199>

One tap mobile

+13462487799,,89279149199# US (Houston)

+16699006833,,89279149199# US (San Jose)

Dial by your location

(wherever you are closest to - if you are unable to connect please try one of the other numbers)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 892 7914 9199

Find your local number: <https://us06web.zoom.us/j/89279149199>

You will be instructed during the meeting when the public comment period is open for each agenda item.

You can join the event starting at 5:45 p.m. on August 3, 2021. The meeting will begin at 6:00 pm

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the June 1, 2021 meeting minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. FPAE-21-01** A request by Flathead County Water District #1 for an agency exemption on a parcel of land located in the Evergreen Zoning District. Cindy Murray, General Manager for the Evergreen Water & Sewer District gave notice to the Flathead County Board of Adjustment that they intend to purchase 1.134 acres of land for the construction of a construct two (2) drinking water wells and associated utility infrastructure in an area zoned SAG-10 (Suburban Agricultural), which is contrary to zoning regulations adopted by Flathead County. Pursuant to 76-2-402, MCA the board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.
 - 2. FCU-21-10** A request from APEC Engineering, Inc., on behalf of Cedar Pointe, LLC, for a conditional use permit for the placement of nine unit multi-family dwellings (four duplexes and an existing mobile home) on a parcel located within the Evergreen Zoning District. The property is located at 426 Maple Drive and is currently in the process of a zone change from *R-1 (Suburban Residential)* to *RA-1 (Residential Apartment)*. The total acreage involved in the request is 1.37.
 - 3. FZV-21-05** A request from David Kauffman, on behalf of Forest Hills, Inc. for a variance to Section 3.07.040(4) of the Flathead County Zoning Regulations (FCZR), to the maximum structure height of 35 feet. The subject property is zoned *SAG-10 (Suburban Agricultural)* and *SC (Scenic Corridor)* and is located at 4610 Highway 40 W, within the Rural Whitefish and Scenic Corridor Zoning Districts. The property contains approximately 240 acres.
- E. Old Business**
- F. New Business**
- G. Adjournment**

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, August 3, 2020.

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.